



Doncaster
Council



Development Management

Pre-Application Service – Level 4

Major Proposals

Which proposals fall within a Level 4 Pre-Application Enquiry?

There are two categories that fall into Level 4 – Major Proposals, these include the following:

- Small Scale Major Developments, and
- Large Scale Major Developments

Small Scale Major Developments

- **Residential Developments** - 10 – 199 dwellings (Full Applications) or less than 4ha site area (Outline Applications)
- **Office/Research and Development/Light Industry & Retail Distribution and Servicing, Minerals inc all other Small Scale Major Developments** - 1,000 sqm – 9,999 sqm (Full Applications) or less than 2 ha (Outline Applications)

Large Scale Major Developments

- **Residential Developments** – 200 or more dwellings (Full Applications) or 4 ha or more site area (Outline Applications)
- **Office/Research and Development/Light Industry & Retail Distribution and Servicing Minerals inc all other Large Scale Major Developments** - 10,000 sqm or more (Full Applications) or 2 ha or more (Outline Applications)

How do I make a request for Pre-Application Advice?

To request Pre-Application Advice, please complete the online [pre application request form](#)

The level of information that we require about your proposal to enable us to provide you with Pre-Application Advice will depend upon the category of your request, however, the following will be required initially in all cases:

- 1:2500 Site Location Plan
- 1:500 Site Plan
- Appropriate fee

The more information you can provide us, in respect of your proposal, the more detailed advice we will be able to provide for you. Photographs of your site are also useful to us.

It may be necessary for us to ask you for further information for the more complex proposals, such as :

- A draft Design and Access Statement
- Site surveys (e.g. Tree, Landscape, Ecological, Archaeology, Noise etc.
- Initial Flood Risk Assessment
- Draft Energy Strategies
- Any proposed planning obligations identified by yourselves

Is there a cost involved?

Yes, there is a cost involved, please refer to the [Pre-Application Advice Service Fees List](#).

How long does it take?

We endeavour to provide responses to pre-application enquiries within 28 days, however, this may not be possible with major proposals, as we may need to consult other specialists in order to provide you with a full response, which may result in us not being able to provide a response within the timescale.

Major proposals can often be very complex, however, they are important for our economy and we value investment in Doncaster. It is for this reason that we will ensure that a case officer has made contact with you within 5 working days of a valid pre-application enquiry, with a view to setting up a meeting with you.

Whilst pre-application enquiries for major proposals may continue for some time, we will ensure that we maintain contact with you.

Contact

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